

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Scott McCallum, Governor
Darrell Bazzell, Secretary
Gloria L. McCutcheon, Regional Director

Southeast Regional Headquarters
2300 N. Dr. ML King Drive, PO Box 12436
Milwaukee, Wisconsin 53212-0436
Telephone 414-263-8500
FAX 414-263-8606
TDD 414-263-8713

FID #: 241559230
County of Milwaukee

May 17, 2001

Mr. Otis Cobb
Federal Manufacturing
104 West Walker Street
Milwaukee, WI 53204

SUBJECT: Flexible Site Closure – Federal Manufacturing
104 West Walker Street, Milwaukee, WI 53204
BRRTS#: 03-41-002324. PECFA Claim #: 53204-1858-04

Dear Mr. Cobb:

I am pleased to inform you that the Wisconsin Department of Natural Resources (the Department) has completed the review of the above-named site for closure.

Based on the investigative and remedial documentation provided to the Department, it appears that the petroleum contamination at the above-named site has been remediated to the extent practicable under current site conditions. Therefore, the Department considers the case "closed," having determined that no further action is necessary at the site at this time. However, the case may be reopened pursuant to s.726.09, WAC, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety or welfare or the environment.

Residual contaminated soils above regulatory cleanup levels remain in-place at the site at this time. The soils left in-place could represent a solid waste if excavated at some point in the future and if the existing concentrations are still present. Therefore, in the event that the soils are excavated for any reason, the owner of the property will be responsible for managing the soils according to all applicable regulations of the Department.

Chlorinated solvents in exceedance of NR 140 standards were detected in monitoring wells located on Walker Street and First Street. As a condition of case closure, the Department requires that the property owner notifies the City of Milwaukee (Public Works Dept.) of the contamination in order to protect worker safety. To document that this condition has been complied with, the property owner must submit a copy of the notification to the Department.

To complete the closure of this site, you must place a groundwater use restriction on the property deed at the county register of deeds office which specifies the legal description of

Mr. Otis Cobbs
Federal Manufacturing
104 West Walker Street
Milwaukee, Wisconsin
Page 2.

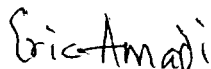
the property, the location, type and concentration of the contaminants and includes the following language:

"Natural attenuation has been approved by the Department of Natural Resources to remediate groundwater exceeding ch. NR 140 groundwater standards within the boundaries of this property. Construction of wells where water quality exceeds the drinking water standards in ch. NR 809 is restricted by chs. NR 811 and NR 812. Special well construction standards or water treatment requirements, or both, or well construction prohibitions may apply. Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater to determine what specific requirements are applicable prior to constructing or reconstructing a well on this property. If construction is proposed on this property that will require dewatering, or if groundwater is to be otherwise extracted from this property, while this groundwater use restriction is in effect, the groundwater shall be sampled and analyzed for contaminants that were previously detected on the property and any extracted groundwater shall be managed in compliance with applicable statutes and rules."

Within 60 days, all of the groundwater monitoring wells and other sampling points at the site must be abandoned in accordance with s. NR 141.25(1)(b), and the completed abandonment forms must be submitted to the Department. When the Department receives **the abandonment forms, a copy of the groundwater use restriction and a copy of the notification letter to the City of Milwaukee**, this case will be tracked as closed on the Department's computer tracking system.

The Department appreciates the actions you have taken to investigate and remediate the contamination at this site. If you have any questions or comments, please contact me at the above address or at (414) 263-8639. Please refer to the FID number at the top of this letter in any future correspondence.

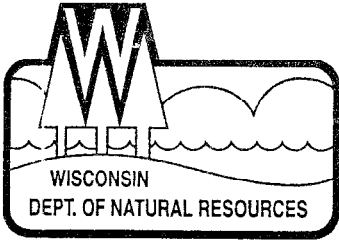
Sincerely,



Eric Amadi

Hydrogeologist - Remediation and Redevelopment Program

c: Jacob Saeger – Stiles Environmental, Inc., W7694 Hwy. V., Lake Mills, WI 53551
SER Case File #: 03-41-002324



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May 14, 2002

Mr. Otis Cobb
Federal Manufacturing
104 West Walker Street
Milwaukee, WI 53204

SUBJECT: Final Case Closure - Federal Manufacturing
104 West Walker Street, Milwaukee, WI 53204
FID#: 241559230. BRRTS #: 03-41-002324. PECFA Claim #: 53204-1858-04

Dear Mr. Cobb:

On May 2, 2001, your site as described above was reviewed for closure by the Department of Natural Resources. The Department reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. On May 17, 2001, you were notified that conditional closure was granted to this case.

On February 11, 2002, the Department received correspondence indicating that you have complied with the conditions of closure. The conditions of closure required the responsible party to record a groundwater use restriction and to notify the City of Milwaukee of the contamination underneath Walker Street and First Street. Based on the correspondence and data provided, it appears that your site has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code. The Department considers this case closed and no further investigation, remediation or other action is required at this time.

Your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. Information that was submitted with your closure request application will be included on the registry. To review the sites on the GIS Registry web page, visit <http://gomapout.dnr.state.wi.us/org/at/et/geo/gwur/index.htm>

Please be aware that this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety or welfare, or the environment.

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at (414) 263-8639.

Sincerely,

Eric Amadi
Hydrogeologist
Bureau for Remediation & Redevelopment

cc: Jane Hertel - Stiles Environmental, Inc., W7694 Hwy V, Lake Mills, WI 53551.
SER Case File #: 03-41-002324

DOCUMENT NUMBER GROUNDWATER USE RESTRICTION

Declaration of Restrictions

LEGAL DESCRIPTION

RECEIVED
2/11/02

Lots 5 and 6 and the South One-half of Lot 4, Block 99 of
Weeks Plat of Lots 3 and 6 of the North one-half of the Southeast
One-quarter of Section 32, Township 7 North, Range 22 East,
104 W. Walker Street, City of Milwaukee, County of Milwaukee

8220566

REGISTER'S OFFICE 1 SS
Milwaukee County, WI

RECORDED AT 10:44 AM

02-08-2002

WALTER R. BARCZAK
REGISTER OF DEEDS

AMOUNT 13.00

Recording Area

Name and Return Address

Mr. Otis Cobb
201 West Walker Street
PO Box 04215
Milwaukee, WI 53204

STATE OF WISCONSIN

COUNTY OF MILWAUKEE

WHEREAS, Federal Mfg. Co., a Wisconsin Corporation, is the owner of the property described above;

WHEREAS, Natural attenuation has been approved by the Department of Natural Resources to remediate groundwater exceeding ch. NR. 140 groundwater standards within the boundaries of this property. Construction of wells where water quality exceeds the drinking water standards in ch. NR 809 is restricted by chs NR. 811 and NR. 812. Special well construction standards or water treatment requirements or both or well construction prohibitions may apply.

WHEREAS, it is the desire and intention of the property owner to impose on the property restrictions which will make it unnecessary to conduct additional soil or groundwater remediation activities on the property at the present time.

Whereas, one or more petroleum discharges have occurred at this property. Benzene contaminated groundwater above NR 140 Enforcement Standards (ES) exists on this property on the southeastern portion of the lot at the locations of the former monitoring wells, MW-1 and MW-4, at concentrations of 84 micrograms per liter (ug/l) and 74 ug/l, respectively, during the most recent sampling round performed on 7/20/99. Bromodichloromethane contaminated groundwater above NR 140 ES exists along the eastern edge of the property at the location of the former monitoring well, MW-2, at a concentration of 2.0 ug/l during the sample event performed on 9/16/99. Also, Perchloroethylene (PCE or PERC) contaminated ground water above NR140 ES exists in monitoring well MW9 at a concentration of 11ug/l during the sampling event performed on 3/26/00. Soil contamination above NR 720 Residual Contaminant Levels Tables 1 and 2 remain in place at the location of the soil sample BS-2 for benzene at a concentration of 660 milligrams per kilogram (mg/kg). Stiles Environmental, Inc Closure report #2 dated July 2000, depicts the location of the soil and groundwater contamination remaining in place.

NOW THEREFORE, the owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitation and restrictions:

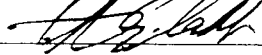
Anyone who proposes to construct or reconstruct a well on this property is required or its successor agency to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater or its successor agency to determine what specific requirements are applicable prior to constructing or reconstructing a well on this property. No well may be constructed or reconstructed on this property unless applicable requirements are met. If construction is proposed on this property that will require dewatering, or if groundwater is to be otherwise extracted from this property, while this groundwater use restriction is in effect, the groundwater shall be sampled and analyzed for contaminants that were previously detected on the property and any extracted groundwater shall be managed in compliance with applicable statutes and rules.

This restrictions is hereby declared to be a covenant running with the land and shall be fully binding upon all persons acquiring the above-described property whether by descent, devise, purchase or otherwise. This restriction benefits and is enforceable by, the Wisconsin Department of Natural Resources, its successors and assigns. The Department, its successors or assigns, may initiate proceedings at law or in equity against any persona or persons who violate or are proposing to violate this covenant, to prevent the proposed violation or to recover damages for such violation.

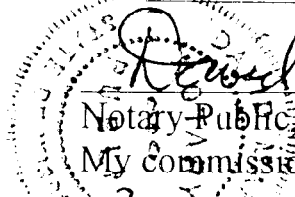
Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Natural Resources or its successor issue a determination that the restrictions set forth in this covenant are no longer required. Upon receipt of such a request, the Wisconsin Department of Natural Resources shall determine whether or not the restrictions contained herein can be extinguished. If the Department determines that the restrictions can be extinguished, an affidavit, with a copy of the Department's written determination, may be recorded to give notice that this groundwater use restriction is no longer binding.

By signing this document he acknowledges that (he/she) is duly authorized to sign this document on behalf of Federal Manufacturing Company.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 6th day of February, ~~2001~~ 2002

Signature: 
Printed Name: Otis E. Cobb
Title: President

Subscribed and sworn to before me
this 6th day of February, ~~2001~~ 2002

 David M. Man
Notary Public, State of Wisconsin
My Commission Expires October 20, 2002

This document was drafted by the Stiles Environmental, Inc. (SEI) based on the information provided by the Wisconsin Department of Natural Resources.

by Jane Hertel

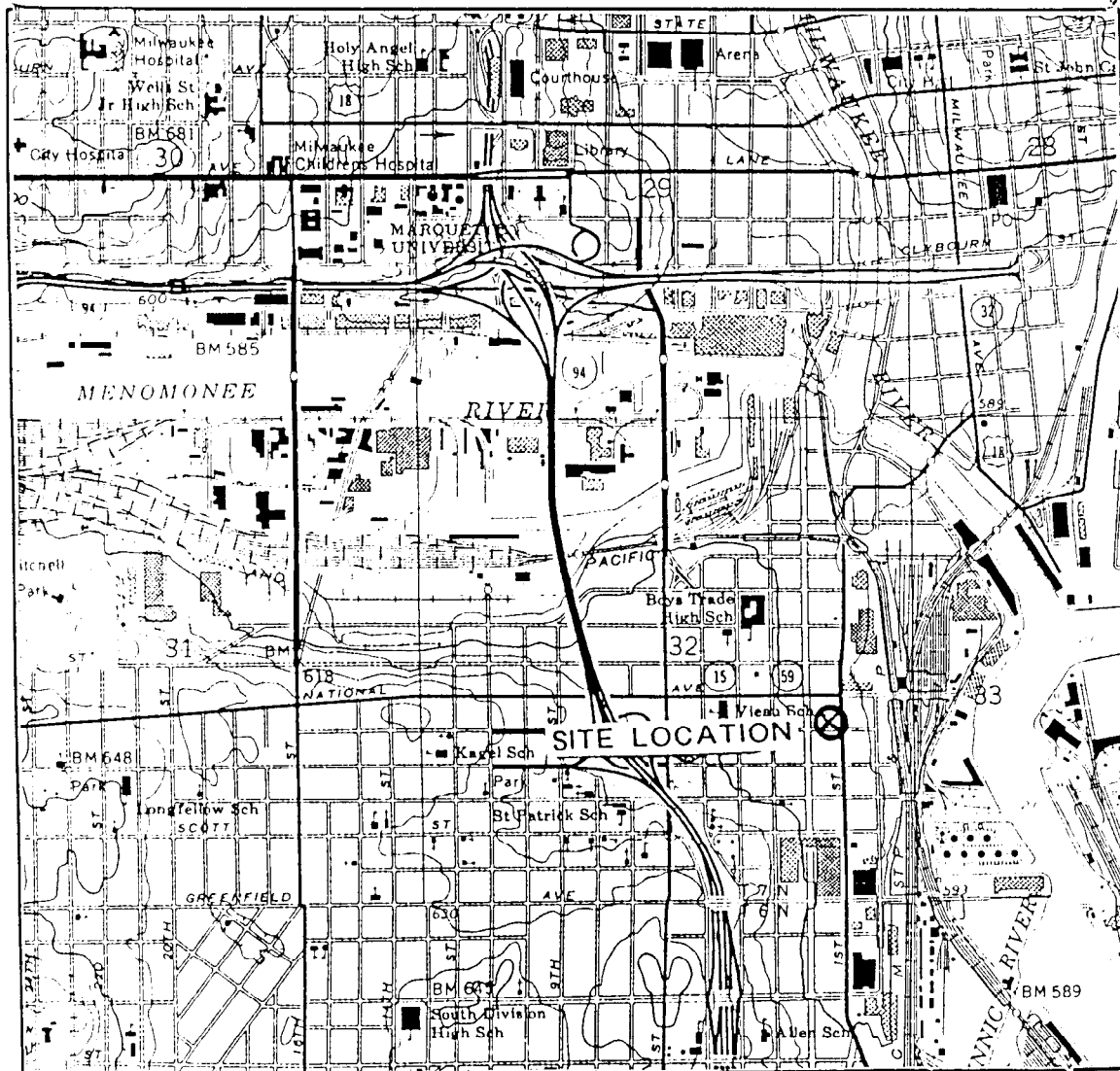


Figure 1
SITE LOCATION MAP

Federal Manufacturing - 104 West Walker Street
 Milwaukee, Wisconsin

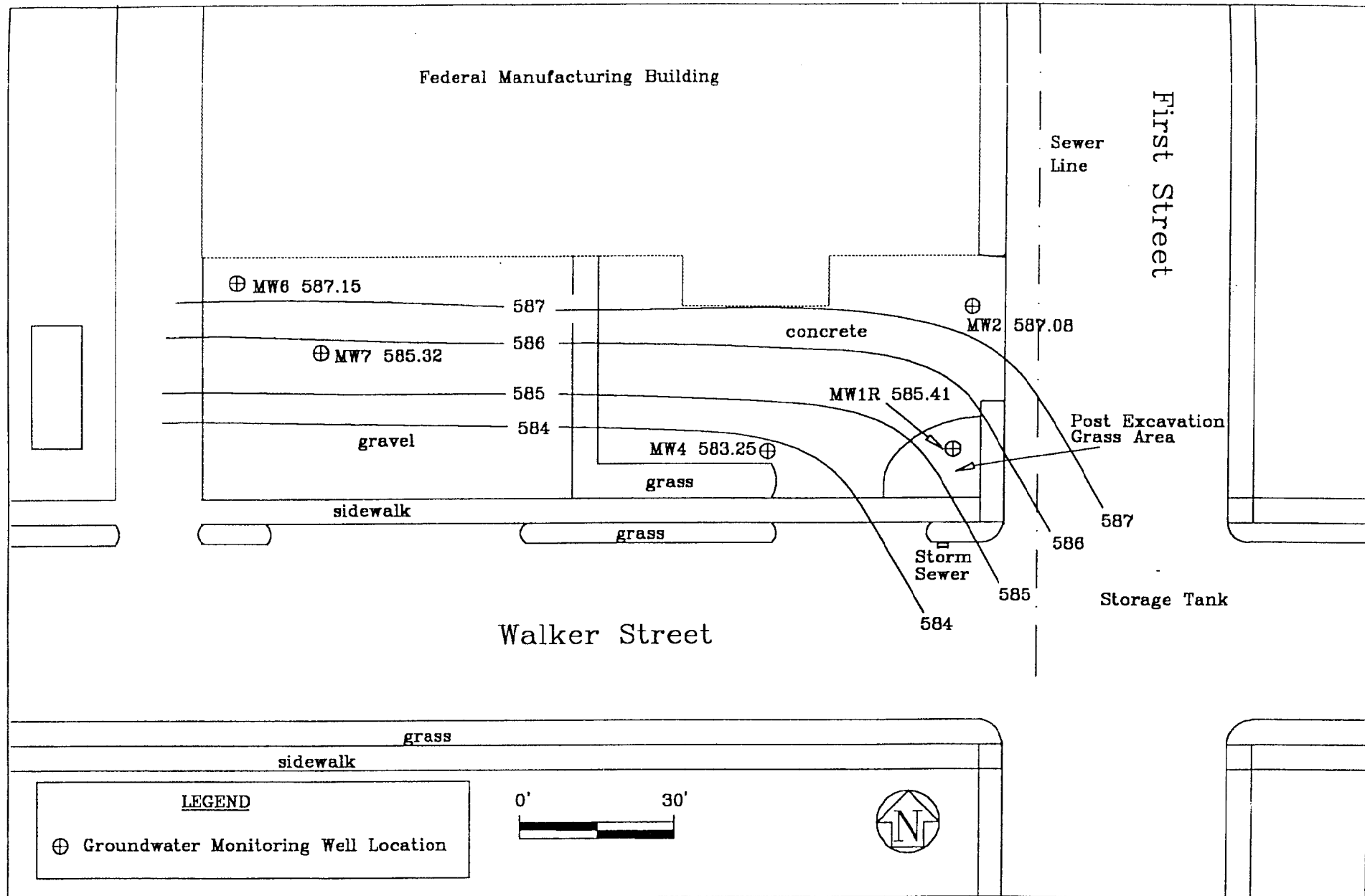


Figure 5
Groundwater Contour Map from 9/16/99

Federal Manufacturing - 104 West Walker Street
Milwaukee, Wisconsin

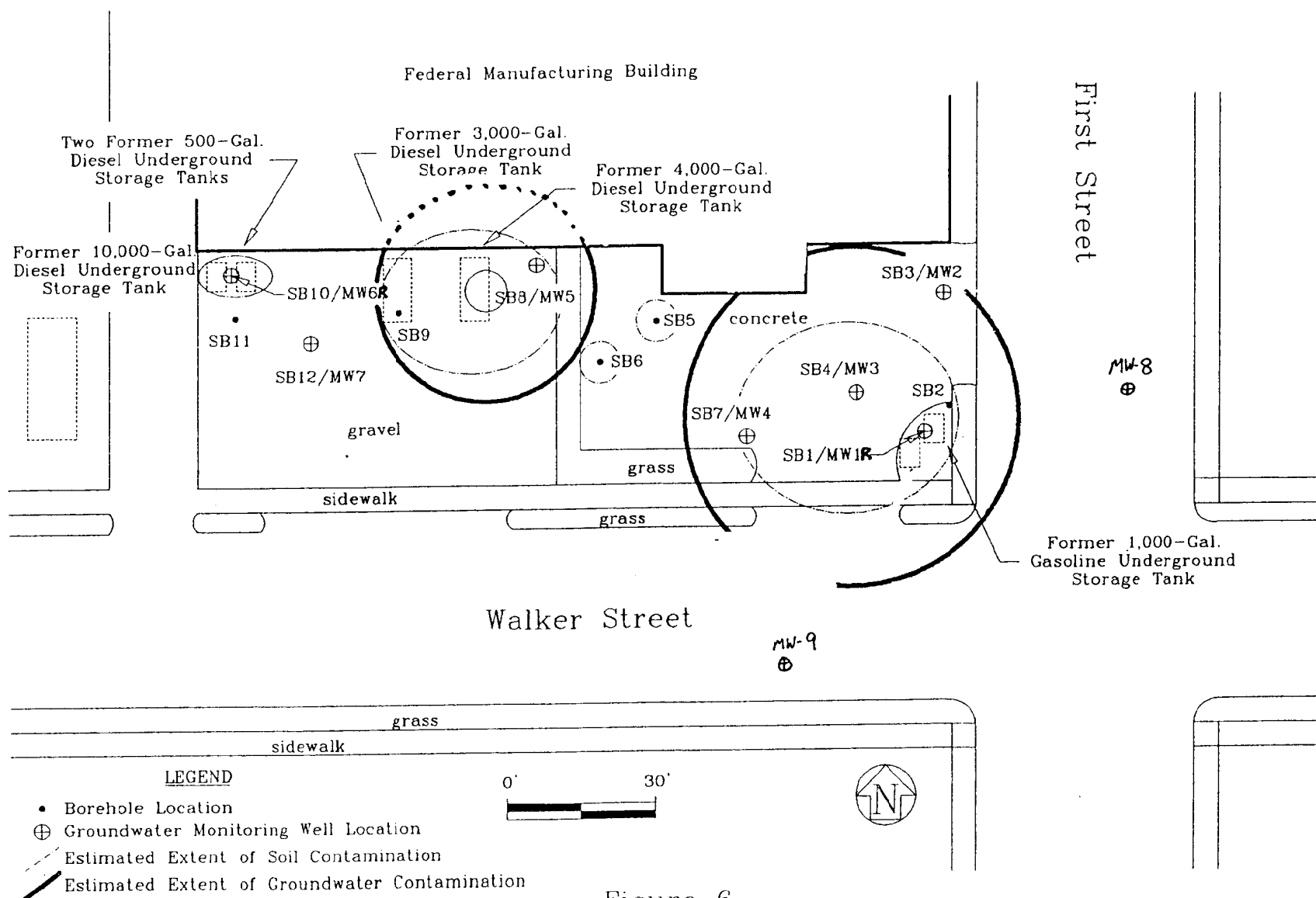


Figure 6
ESTIMATED EXTENT OF CONTAMINATION

Federal Manufacturing - 104 West Walker Street
Milwaukee, Wisconsin

Federal Manufacturing
104 W. Walker St.

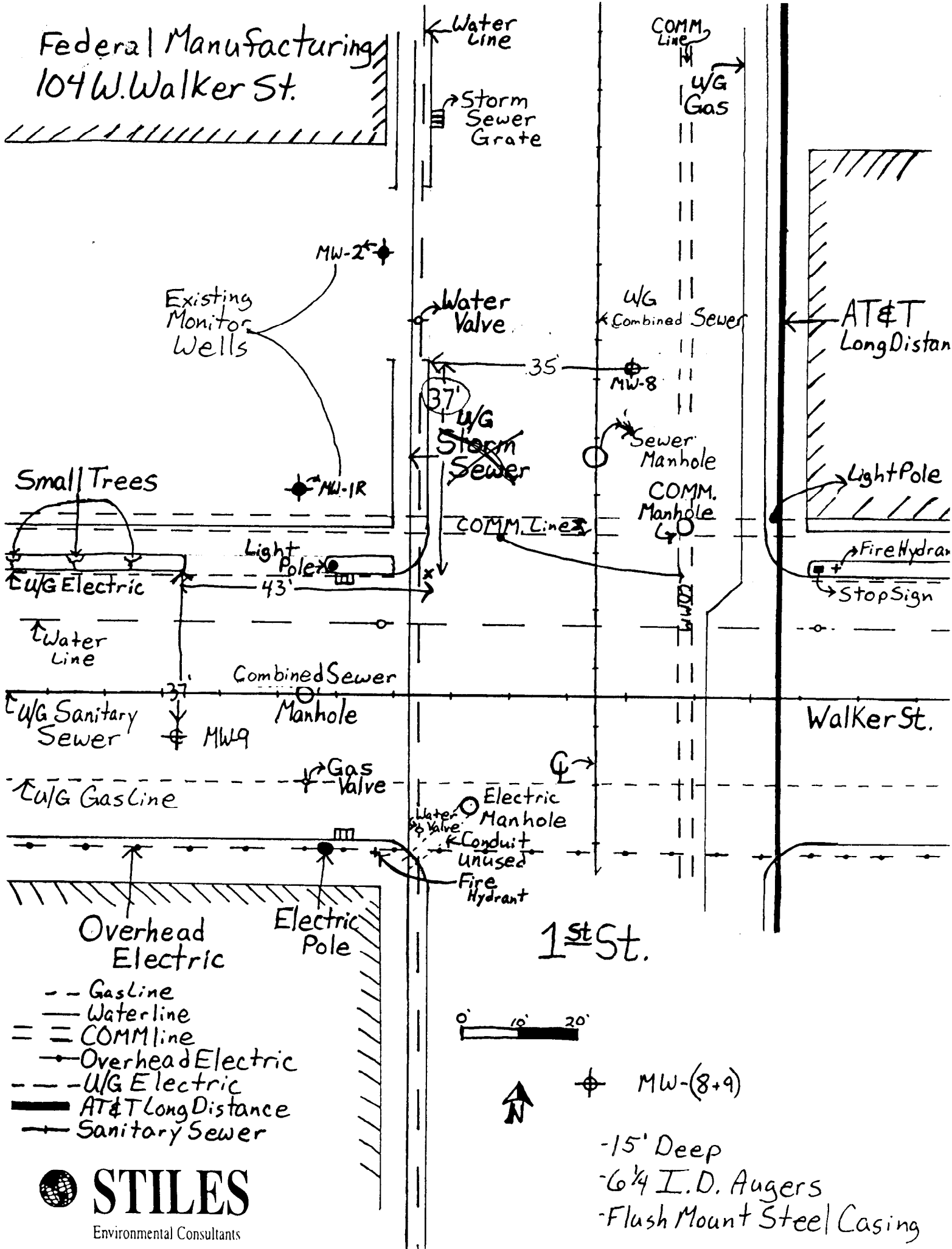


Table 1
Groundwater Analytical Result Summary
(Site Investigation and Remedial Action Results)
Federal Manufacturing

Parameter	units	date	NR140 ES	MW-1	MW-1R	MW-2	MW-4	MW-5	MW-6	MW-6R	MW-7	MW-8	MW-9
GRO	ug/L	6/28/96	--	9,000	NI	<50	<50	1,400	290	NI	<50	NI	NI
		7/30/96		7,700	NI	68	3,100	2,200	1.7	NI	<50	NI	NI
		1/28/98		AW	1,700	<50	NT	AW	AW	72	NT	NI	NI
		4/8/98		AW	1,200	<50	2,200	AW	AW	NT	NT	NI	NI
		7/6/98		AW	860	<50	2,700	AW	AW	<50	<50	NI	NI
		1/20/99		AW	NT	NT	NT	AW	AW	NT	<50	NI	NI
		3/5/99		AW	660	<50	NT	AW	AW	NT	NT	NI	NI
DRO	mg/L	6/28/96	--	6,200	NI	<100	NT	140	1,500	NI	<100	NI	NI
		7/30/96		3,500	NI	<100	1,100	13,000	2,300	NI	<100	NI	NI
		1/28/98		AW	480	<100	NT	AW	AW	5,000	NT	NI	NI
		4/8/98		AW	NT	NT	NT	AW	AW	NT	NT	NI	NI
		7/6/98		AW	420	<100	840	AW	AW	1,100	<100	NI	NI
		1/20/99		AW	NT	NT	NT	AW	AW	1,900	130	NI	NI
Benzene	ug/L	6/28/96	5	180	NI	<0.5	270	24	<0.5	NI	<0.5	NI	NI
		7/30/96		160	NI	1.5	350	20	<0.5	NI	<0.5	NI	NI
		1/28/98		AW	190	<0.16	NT	AW	AW	0.56	<0.26	NI	NI
		4/8/98		AW	140	<0.26	24	AW	AW	<0.26	0.51	NI	NI
		7/6/98		AW	100	<0.26	150	AW	AW	0.55	<0.26	NI	NI
		1/20/99		AW	NT	NT	NT	AW	AW	1.3	<0.13	NI	NI
		3/5/99		AW	72	<0.13	NT	AW	AW	NT	NT	NI	NI
		7/20/99		AW	84	1.6	74	AW	AW	1.7	1.6	NI	NI
		9/16/99		AW	NT	<0.10	NT	AW	AW	NT	NT	NI	NI
		3/26/00		AW	NT	NT	NT	AW	AW	NT	NT	<0.10	<0.10
Ethylbenzene	ug/L	6/28/96	700	320	NI	<1.0	310	26	<2.0	NI	<1.0	NI	NI
		7/30/96		290	NI	4.9	330	18	<1.0	NI	<1.0	NI	NI
		1/28/98		AW	71	<0.24	NT	AW	AW	0.4	<0.24	NI	NI
		4/8/98		AW	57	<0.24	180	AW	AW	<0.24	<0.45	NI	NI
		7/6/98		AW	44	<0.24	160	AW	AW	0.52	<0.24	NI	NI
		1/20/99		AW	NT	NT	NT	AW	AW	0.52	<0.22	NI	NI
		3/5/99		AW	36	<0.22	NT	AW	AW	NT	NT	NI	NI
		7/20/99		AW	32	2	25	AW	AW	2.2	1.6	NI	NI
		9/16/99		AW	NT	<0.25	NT	AW	AW	NT	NT	NI	NI
		3/26/00		AW	NT	NT	NT	AW	AW	NT	NT	<0.25	<0.25
MTBE	ug/L	6/28/96	60	<10	NI	<1.0	<2.0	<10	<1.0	NI	<1.0	NI	NI
		7/30/96		<5.0	NI	8.3	<5.0	9.4	<1.0	NI	<1.0	NI	NI
		1/28/98		AW	5.9	<0.2	NT	AW	AW	<0.2	<0.22	NI	NI
		4/8/98		AW	10	<0.22	14	AW	AW	<0.22	<0.22	NI	NI
		7/6/98		AW	3.5	<0.22	5.7	AW	AW	<0.22	<0.22	NI	NI
		1/20/99		AW	NT	NT	NT	AW	AW	1.1	<0.16	NI	NI
		3/5/99		AW	3.7	<0.16	NT	AW	AW	NT	NT	NI	NI
		7/20/99		AW	18	<0.16	17	AW	AW	0.75	<0.16	NI	NI
		9/16/99		AW	NT	<0.25	NT	AW	AW	NT	NT	NI	NI
		3/26/00		AW	NT	NT	NT	AW	AW	NT	NT	<0.25	<0.25
Toluene	ug/L	6/28/96	343	37	NI	<1.0	<6.0	<10	<1.0	NI	<1.0	NI	NI
		7/30/96		41	NI	2.4	<5.0	4.0	1.6	NI	1.1	NI	NI
		1/28/98		AW	3.8	<0.36	NT	AW	AW	1.2	<0.21	NI	NI
		4/8/98		AW	2.1	<0.21	4.6	AW	AW	<0.21	1.4	NI	NI
		7/6/98		AW	3	<0.21	4.4	AW	AW	1.5	<0.21	NI	NI
		1/20/99		AW	NT	NT	NT	AW	AW	1.3	<0.2	NI	NI
		3/5/99		AW	2.3	<0.20	NT	AW	AW	NT	NT	NI	NI
		7/20/99		AW	7.8	9.8	4.8	AW	AW	6.1	7.5	NI	NI
		9/16/99		AW	NT	0.27	NT	AW	AW	NT	NT	NI	NI
		3/26/00		AW	NT	NT	NT	AW	AW	NT	NT	<0.10	<0.10

Table 1
Groundwater Analytical Result Summary
(Site Investigation and Remedial Action Results)
Federal Manufacturing

Parameter	units	date	NR140 ES	MW-1	MW-1R	MW-2	MW-4	MW-5	MW-6	MW-6	MW-7	MW-8	MW-9
1,2,4-TMB	ug/L	6/28/96	--	1,200	NI	<1.0	360	75	<2.0	NI	<1.0	NI	NI
		7/30/96		1,000	NI	10	280	50	1.8	NI	1.1	NI	NI
		1/28/98		AW	37	<0.3	NT	AW	AW	1.0	<0.86	NI	NI
		4/8/98		AW	12	<0.86	220	AW	AW	<0.86	<0.86	NI	NI
		7/6/98		AW	10	<0.86	280	AW	AW	0.96	<0.86	NI	NI
		1/20/99		AW	NT	NT	NT	AW	AW	1.4	<0.22	NI	NI
		3/5/99		AW	18	<0.29	NT	AW	AW	NT	NT	NI	NI
		7/20/99		AW	14	1.1	100	AW	AW	2.5	0.86	NI	NI
		9/16/99		AW	NT	<0.10	NT	AW	AW	NT	NT	NI	NI
		3/26/00		AW	NT	NT	NT	AW	AW	NT	NT	<0.10	<0.10
1,3,5-TMB	ug/L	6/28/96	--	240	NI	<1.0	74	<30	<1.0	NI	<1.0	NI	NI
		7/30/96		270	NI	2.7	<5.0	8.3	1.5	NI	<1.0	NI	NI
		1/28/98		AW	7.3	<0.34	NT	AW	AW	0.47	<0.54	NI	NI
		4/8/98		AW	0.76	<0.54	10	AW	AW	<0.54	<0.54	NI	NI
		7/6/98		AW	0.56	<0.54	16	AW	AW	<0.54	<0.54	NI	NI
		1/20/99		AW	NT	NT	NT	AW	AW	<0.29	<0.28	NI	NI
		3/5/99		AW	2.1	<0.29	NT	AW	AW	NT	NT	NI	NI
		7/20/99		AW	<5.8	<0.29	7	AW	AW	0.41	<0.29	NI	NI
		9/16/99		AW	NT	<0.10	NT	AW	AW	NT	NT	NI	NI
		3/26/00		AW	NT	NT	NT	AW	AW	NT	NT	<0.10	<0.10
Xylenes	ug/L	6/28/96	620	470	NI	<1.0	710	<30	<3.0	NI	<3.0	NI	NI
		7/30/96		400	NI	8.3	610	16	<3.0	NI	<3.0	NI	NI
		1/28/98		AW	45	<0.94	NT	AW	AW	2.7	<0.97	NI	NI
		4/8/98		AW	15	<0.97	316	AW	AW	<0.97	2.8	NI	NI
		7/6/98		AW	16.9	<1.24	406.2	AW	AW	2.78	<1.24	NI	NI
		1/20/99		AW	NT	NT	NT	AW	AW	3.2	<0.23	NI	NI
		3/5/99		AW	27	<0.23	NT	AW	AW	NT	NT	NI	NI
		7/20/99		AW	30	8.7	220	AW	AW	9.2	5.8	NI	NI
		9/16/99		AW	NT	<0.25	NT	AW	AW	NT	NT	NI	NI
		3/26/00		AW	NT	NT	NT	AW	AW	NT	NT	<0.25	<0.25
Naphthalene	ug/L	6/28/96	40	NT	NI	NT	NT	NT	NT	NI	NT	NI	NI
		7/30/96		180	NI	2.2	15	65	1.7	NI	<1.0	NI	NI
		7/20/99		AW	9.2	0.49	9.7	AW	AW	1.2	<0.46	NI	NI
		9/16/99		AW	NT	<0.10	NT	AW	AW	NT	NT	NI	NI
		3/26/00		AW	NT	NT	NT	AW	AW	NT	NT	<0.25	<0.25
Bromodichloromethane	ug/L	7/30/96	0.6	<5.0	NI	4.6	<5.0	<2.0	<1.0	NI	<1.0	NI	NI
		9/16/99		AW	NT	2.0	NT	AW	AW	NT	NT	NI	NI
		3/26/00		AW	NT	NT	NT	AW	AW	NT	NT	<0.25	<0.25
Chlorodibromomethane	ug/L	7/30/96	60	<5.0	NI	1.8	<5.0	<2.0	<1.0	NI	<1.0	NI	NI
		9/16/99		AW	NT	0.78	NT	AW	AW	NT	NT	NI	NI
		3/26/00		AW	NT	NT	NT	AW	AW	NT	NT	<0.25	<0.25
Chloroform	ug/L	7/30/96	6	<5.0	NI	8.1	<5.0	<2.0	<1.0	NI	<1.0	NI	NI
				AW	NT	3.0	NT	AW	AW	NT	NT	NI	NI
		3/26/00		AW	NT	NT	NT	AW	AW	NT	NT	<0.25	<0.25
n-Butylbenzene	ug/L	7/30/96	--	180	NI	<1.0	14	9.9	8.6	NI	<1.0	NI	NI
		9/16/99		AW	NT	<0.25	NT	AW	AW	NT	NT	NI	NI
		3/26/00		AW	NT	NT	NT	AW	AW	NT	NT	<0.25	<0.25

Table 1
Groundwater Analytical Result Summary
(Site Investigation and Remedial Action Results)
Federal Manufacturing

Parameter	units	date	NR140 ES	MW-1	MW-1R	MW-2	MW-4	MW-5	MW-6	MW-6A	MW-7	MW-8	MW-9
Tetrachloroethene	ug/L	7/30/96	5	<5.0	NI	<1.0	<5.0	<2.0	<1.0	NI	<1.0	NI	NI
		9/16/99		AW	NT	<0.25	NT	AW	AW	NT	NT	NI	NI
		3/26/00		AW	NT	NT	NT	AW	AW	NT	NT	<0.25	11
Trichloroethene	ug/L	7/30/96	5	<5.0	NI	<1.0	<5.0	<2.0	<1.0	NI	<1.0	NI	NI
		9/16/99		AW	NT	<0.25	NT	AW	AW	NT	NT	NI	NI
		3/26/00		AW	NT	NT	NT	AW	AW	NT	NT	2	0.26
sec-Butylbenzene	ug/L	7/30/96	--	13	NI	<1.0	<5.0	10	2.5	NI	<1.0	NI	NI
		9/16/99		AW	NT	<0.25	NT	AW	AW	NT	NT	NI	NI
		3/26/00		AW	NT	NT	NT	AW	AW	NT	NT	<0.25	<0.25
Isopropylbenzene	ug/L	7/30/96	--	29	NI	<1.0	34	11	3.4	NI	<1.0	NI	NI
		9/16/99		AW	NT	<0.25	NT	AW	AW	NT	NT	NI	NI
		3/26/00		AW	NT	NT	NT	AW	AW	NT	NT	<0.25	<0.25
p-Isopropyltoluene	ug/L	7/30/96	--	7.3	NI	<1.0	<5.0	6.9	3.4	NI	<1.0	NI	NI
		9/16/99		AW	NT	<0.25	NT	AW	AW	NT	NT	NI	NI
		3/26/00		AW	NT	NT	NT	AW	AW	NT	NT	<0.25	<0.25
n-Propylbenzene	ug/L	7/30/96	--	68	NI	<1.0	52	13	5.3	NI	<1.0	NI	NI
		9/16/99		AW	NT	<0.25	NT	AW	AW	NT	NT	NI	NI
		3/26/00		AW	NT	<0.26	NT	AW	AW	NT	NT	<0.25	<0.25

Notes:

NI = Well Not Installed

NT = Parameter Not Tested

AW = Abandoned Well

Mg/L = Milligrams per Liter

ug/L = Micrograms per Liter

NR 140 ES = WDNR WAC NR 140 Enforcement Standards

-- = No Enforcement Standard Established

Bold = Enforcement Standard Exceedance

Table 5
Groundwater Analytical Result Summary
(Site Investigation and Remedial Action Results)

Federal Manufacturing

Parameter	units	date	NR140 ES	MW-1	MW-1R	MW-2	MW-4	MW-5	MW-6	MW-6R	MW-7
GRO	ug/L	06/28/1996	--	9,000	NI	<50	<50	1,400	290	NI	<50
		07/30/1996		7,700	NI	68	3,100	2,200	1.7	NI	<50
		01/28/1998		AW	1,700	<50	NT	AW	AW	72	NT
		04/08/1998		AW	1,200	<50	2,200	AW	AW	NT	NT
		07/06/1998		AW	860	<50	2,700	AW	AW	<50	<50
		01/20/1999		AW	NT	NT	NT	AW	AW	NT	<50
		03/05/1999		AW	660	<50	NT	AW	AW	NT	NT
		07/20/1999		AW	NT	NT	NT	AW	AW	NT	NT
		09/16/1999		AW	NT	NT	NT	AW	AW	NT	NT
DRO	mg/L	06/28/1996	--	6,200	NI	<100	NT	140	1,500	NI	<100
		07/30/1996		3,500	NI	<100	1,100	13,000	2,300	NI	<100
		01/28/1998		AW	480	<100	NT	AW	AW	5,000	NT
		04/08/1998		AW	NT	NT	NT	AW	AW	NT	NT
		07/06/1998		AW	420	<100	840	AW	AW	1,100	<100
		01/20/1999		AW	NT	NT	NT	AW	AW	1,900	130
		03/05/1999		AW	NT	NT	NT	AW	AW	NT	NT
		07/20/1999		AW	NT	NT	NT	AW	AW	NT	NT
		09/16/1999		AW	NT	NT	NT	AW	AW	NT	NT
Benzene	ug/L	06/28/1996	5	180	NI	<0.5	270	24	<0.5	NI	<0.5
		07/30/1996		160	NI	1.5	350	20	<0.5	NI	<0.5
		01/28/1998		AW	190	<0.16	NT	AW	AW	0.56	<0.26
		04/08/1998		AW	140	<0.26	24	AW	AW	<0.26	0.51
		07/06/1998		AW	100	<0.26	150	AW	AW	0.55	<0.26
		01/20/1999		AW	NT	NT	NT	AW	AW	1.3	<0.13
		03/05/1999		AW	72	<0.13	NT	AW	AW	NT	NT
		07/20/1999		AW	84	1.6	74	AW	AW	1.7	1.6
		09/16/1999		AW	NT	<0.10	NT	AW	AW	NT	NT
Ethylbenzene	ug/L	06/28/1996	700	320	NI	<1.0	310	26	<2.0	NI	<1.0
		07/30/1996		290	NI	4.9	330	18	<1.0	NI	<1.0
		01/28/1998		AW	71	<0.24	NT	AW	AW	0.4	<0.24
		04/08/1998		AW	57	<0.24	180	AW	AW	<0.24	<0.45
		07/06/1998		AW	44	<0.24	160	AW	AW	0.52	<0.24
		01/20/1999		AW	NT	NT	NT	AW	AW	0.52	<0.22
		03/05/1999		AW	36	<0.22	NT	AW	AW	NT	NT
		07/20/1999		AW	32	2	25	AW	AW	2.2	1.6
		09/16/1999		AW	NT	<0.25	NT	AW	AW	NT	NT
MTBE	ug/L	06/28/1996	60	<10	NI	<1.0	<2.0	<10	<1.0	NI	<1.0
		07/30/1996		<5.0	NI	8.3	<5.0	9.4	<1.0	NI	<1.0
		01/28/1998		AW	5.9	<0.2	NT	AW	AW	<0.2	<0.22
		04/08/1998		AW	10	<0.22	14	AW	AW	<0.22	<0.22
		07/06/1998		AW	3.5	<0.22	5.7	AW	AW	<0.22	<0.22
		01/20/1999		AW	NT	NT	NT	AW	AW	1.1	<0.16
		03/05/1999		AW	3.7	<0.16	NT	AW	AW	NT	NT
		07/20/1999		AW	18	<0.16	17	AW	AW	0.75	<0.16
		09/16/1999		AW	NT	<0.25	NT	AW	AW	NT	NT

See Attached Footnotes

Table 5
Groundwater Analytical Result Summary
 (Site Investigation and Remedial Action Results)

Federal Manufacturing

Parameter	units	date	NR140 ES	MW-1	MW-1R	MW-2	MW-4	MW-5	MW-6	MW-6R	MW-7
Toluene	ug/L	06/28/1996	343	37	NI	<1.0	<6.0	<10	<1.0	NI	<1.0
		07/30/1996		41	NI	2.4	<5.0	4.0	1.6	NI	1.1
		01/28/1998		AW	3.8	<0.36	NT	AW	AW	1.2	<0.21
		04/08/1998		AW	2.1	<0.21	4.6	AW	AW	<0.21	1.4
		07/06/1998		AW	3	<0.21	4.4	AW	AW	1.5	<0.21
		01/20/1999		AW	NT	NT	NT	AW	AW	1.3	<0.2
		03/05/1999		AW	2.3	<0.20	NT	AW	AW	NT	NT
		07/20/1999		AW	7.8	9.8	4.8	AW	AW	6.1	7.5
		09/16/1999		AW	NT	0.27	NT	AW	AW	NT	NT
1,2,4-TMB	ug/L	06/28/1996	--	1,200	NI	<1.0	360	75	<2.0	NI	<1.0
		07/30/1996		1,000	NI	10	280	50	1.8	NI	1.1
		01/28/1998		AW	37	<0.3	NT	AW	AW	1.0	<0.86
		04/08/1998		AW	12	<0.86	220	AW	AW	<0.86	<0.86
		07/06/1998		AW	10	<0.86	280	AW	AW	0.96	<0.86
		01/20/1999		AW	NT	NT	NT	AW	AW	1.4	<0.22
		03/05/1999		AW	18	<0.29	NT	AW	AW	NT	NT
		07/20/1999		AW	14	1.1	100	AW	AW	2.5	0.86
		09/16/1999		AW	NT	<0.10	NT	AW	AW	NT	NT
1,3,5-TMB	ug/L	06/28/1996	--	240	NI	<1.0	74	<30	<1.0	NI	<1.0
		07/30/1996		270	NI	2.7	<5.0	8.3	1.5	NI	<1.0
		01/28/1998		AW	7.3	<0.34	NT	AW	AW	0.47	<0.54
		04/08/1998		AW	0.76	<0.54	10	AW	AW	<0.54	<0.54
		07/06/1998		AW	0.56	<0.54	16	AW	AW	<0.54	<0.54
		01/20/1999		AW	NT	NT	NT	AW	AW	<0.29	<0.28
		03/05/1999		AW	2.1	<0.29	NT	AW	AW	NT	NT
		07/20/1999		AW	<5.8	<0.29	7	AW	AW	0.41	<0.29
		09/16/1999		AW	NT	<0.10	NT	AW	AW	NT	NT
Xylenes	ug/L	06/28/1996	620	470	NI	<1.0	710	<30	<3.0	NI	<3.0
		07/30/1996		400	NI	8.3	610	16	<3.0	NI	<3.0
		01/28/1998		AW	45	<0.94	NT	AW	AW	2.7	<0.97
		04/08/1998		AW	15	<0.97	316	AW	AW	<0.97	2.8
		07/06/1998		AW	16.9	<1.24	406.2	AW	AW	2.78	<1.24
		01/20/1999		AW	NT	NT	NT	AW	AW	3.2	<0.23
		03/05/1999		AW	27	<0.23	NT	AW	AW	NT	NT
		07/20/1999		AW	30	8.7	220	AW	AW	9.2	5.8
		09/16/1999		AW	NT	<0.25	NT	AW	AW	NT	NT
Naphthalene	ug/L	06/28/1996	40	NT	NI	NT	NT	NT	NT	NI	NT
		07/30/1996		180	NI	2.2	15	65	1.7	NI	<1.0
		01/28/1998		AW	NT	NT	NT	AW	AW	NT	NT
		04/08/1998		AW	NT	NT	NT	AW	AW	NT	NT
		07/06/1998		AW	NT	NT	NT	AW	AW	NT	NT
		01/20/1999		AW	NT	NT	NT	AW	AW	NT	NT
		03/05/1999		AW	NT	NT	NT	AW	AW	NT	NT
		07/20/1999		AW	9.2	0.49	9.7	AW	AW	1.2	<0.46
		09/16/1999		AW	NT	<0.10	NT	AW	AW	NT	NT

See Attached Footnotes

Table 5
Groundwater Analytical Result Summary
(Site Investigation and Remedial Action Results)

Federal Manufacturing

Parameter	units	date	NR140 ES	MW-1	MW-1R	MW-2	MW-4	MW-5	MW-6	MW-6R	MW-7
Bromodichloromethan	ug/L	06/28/1996	0.6	NT	NI	NT	NT	NT	NT	NI	NT
		07/30/1996		<5.0	NI	4.6	<5.0	<2.0	<1.0	NI	<1.0
		01/28/1998		AW	NT	NT	NT	AW	AW	NT	NT
		04/08/1998		AW	NT	NT	NT	AW	AW	NT	NT
		07/06/1998		AW	NT	NT	NT	AW	AW	NT	NT
		01/20/1999		AW	NT	NT	NT	AW	AW	NT	NT
		03/05/1999		AW	NT	NT	NT	AW	AW	NT	NT
		07/20/1999		AW	NT	NT	NT	AW	AW	NT	NT
		09/16/1999		AW	NT	2.0	NT	AW	AW	NT	NT
Chlorodibromomethan	ug/L	06/28/1996	60	NT	NI	NT	NT	NT	NT	NI	NT
		07/30/1996		<5.0	NI	1.8	<5.0	<2.0	<1.0	NI	<1.0
		01/28/1998		AW	NT	NT	NT	AW	AW	NT	NT
		04/08/1998		AW	NT	NT	NT	AW	AW	NT	NT
		07/06/1998		AW	NT	NT	NT	AW	AW	NT	NT
		01/20/1999		AW	NT	NT	NT	AW	AW	NT	NT
		03/05/1999		AW	NT	NT	NT	AW	AW	NT	NT
		07/20/1999		AW	NT	NT	NT	AW	AW	NT	NT
		09/16/1999		AW	NT	0.78	NT	AW	AW	NT	NT
Chloroform	ug/L	06/28/1996	6	NT	NI	NT	NT	NT	NT	NI	NT
		07/30/1996		<5.0	NI	8.1	<5.0	<2.0	<1.0	NI	<1.0
		01/28/1998		AW	NT	NT	NT	AW	AW	NT	NT
		04/08/1998		AW	NT	NT	NT	AW	AW	NT	NT
		07/06/1998		AW	NT	NT	NT	AW	AW	NT	NT
		01/20/1999		AW	NT	NT	NT	AW	AW	NT	NT
		03/05/1999		AW	NT	NT	NT	AW	AW	NT	NT
		07/20/1999		AW	NT	NT	NT	AW	AW	NT	NT
		09/16/1999		AW	NT	3.0	NT	AW	AW	NT	NT
n-Butylbenzene	ug/L	06/28/1996	-	NT	NI	NT	NT	NT	NT	NI	NT
		07/30/1996		180	NI	<1.0	14	9.9	8.6	NI	<1.0
		01/28/1998		AW	NT	NT	NT	AW	AW	NT	NT
		04/08/1998		AW	NT	NT	NT	AW	AW	NT	NT
		07/06/1998		AW	NT	NT	NT	AW	AW	NT	NT
		01/20/1999		AW	NT	NT	NT	AW	AW	NT	NT
		03/05/1999		AW	NT	NT	NT	AW	AW	NT	NT
		07/20/1999		AW	NT	NT	NT	AW	AW	NT	NT
		09/16/1999		AW	NT	<0.25	NT	AW	AW	NT	NT
sec-Butylbenzene	ug/L	06/28/1996	-	NT	NI	NT	NT	NT	NT	NI	NT
		07/30/1996		13	NI	<1.0	<5.0	10	2.5	NI	<1.0
		01/28/1998		AW	NT	NT	NT	AW	AW	NT	NT
		04/08/1998		AW	NT	NT	NT	AW	AW	NT	NT
		07/06/1998		AW	NT	NT	NT	AW	AW	NT	NT
		01/20/1999		AW	NT	NT	NT	AW	AW	NT	NT
		03/05/1999		AW	NT	NT	NT	AW	AW	NT	NT
		07/20/1999		AW	NT	NT	NT	AW	AW	NT	NT
		09/16/1999		AW	NT	<0.25	NT	AW	AW	NT	NT

See Attached Footnotes

Table 5
Groundwater Analytical Result Summary
(Site Investigation and Remedial Action Results)
Federal Manufacturing

Parameter	units	date	NR140 ES	MW-1	MW-1R	MW-2	MW-4	MW-5	MW-6	MW-6R	MW-7
Isopropylbenzene	ug/L	06/28/1996	--	NT	NI	NT	NT	NT	NT	NI	NT
		07/30/1996		29	NI	<1.0	34	11	3.4	NI	<1.0
		01/28/1998		AW	NT	NT	NT	AW	AW	NT	NT
		04/08/1998		AW	NT	NT	NT	AW	AW	NT	NT
		07/06/1998		AW	NT	NT	NT	AW	AW	NT	NT
		01/20/1999		AW	NT	NT	NT	AW	AW	NT	NT
		03/05/1999		AW	NT	NT	NT	AW	AW	NT	NT
		07/20/1999		AW	NT	NT	NT	AW	AW	NT	NT
		09/16/1999		AW	NT	<0.25	NT	AW	AW	NT	NT
p-Isopropyltoluene	ug/L	06/28/1996	--	NT	NI	NT	NT	NT	NT	NI	NT
		07/30/1996		7.3	NI	<1.0	<5.0	6.9	3.4	NI	<1.0
		01/28/1998		AW	NT	NT	NT	AW	AW	NT	NT
		04/08/1998		AW	NT	NT	NT	AW	AW	NT	NT
		07/06/1998		AW	NT	NT	NT	AW	AW	NT	NT
		01/20/1999		AW	NT	NT	NT	AW	AW	NT	NT
		03/05/1999		AW	NT	NT	NT	AW	AW	NT	NT
		07/20/1999		AW	NT	NT	NT	AW	AW	NT	NT
		09/16/1999		AW	NT	<0.25	NT	AW	AW	NT	NT
n-Propylbenzene	ug/L	06/28/1996	--	NT	NI	NT	NT	NT	NT	NI	NT
		07/30/1996		68	NI	<1.0	52	13	5.3	NI	<1.0
		01/28/1998		AW	NT	NT	NT	AW	AW	NT	NT
		04/08/1998		AW	NT	NT	NT	AW	AW	NT	NT
		07/06/1998		AW	NT	NT	NT	AW	AW	NT	NT
		01/20/1999		AW	NT	NT	NT	AW	AW	NT	NT
		03/05/1999		AW	NT	NT	NT	AW	AW	NT	NT
		07/20/1999		AW	NT	NT	NT	AW	AW	NT	NT
		09/16/1999		AW	NT	<0.25	NT	AW	AW	NT	NT
Lead	mg/L	06/28/1996	15	NT	NI	NT	NT	NT	NT	NI	NT
		07/30/1996		4.0	NI	<1.5	<1.5	2.8	<1.5	NI	<1.5
		01/28/1998		AW	NT	NT	NT	AW	AW	NT	NT
		04/08/1998		AW	NT	NT	NT	AW	AW	NT	NT
		07/06/1998		AW	NT	NT	NT	AW	AW	NT	NT
		01/20/1999		AW	NT	NT	NT	AW	AW	NT	NT
		03/05/1999		AW	NT	NT	NT	AW	AW	NT	NT
		07/20/1999		AW	NT	NT	NT	AW	AW	NT	NT
		09/16/1999		AW	NT	NT	NT	AW	AW	NT	NT

Notes:

NI = Well Not Installed

NT = Parameter Not Tested

AW = Abandoned Well

MW-1R = Replacement Well

Mg/L = Milligrams per Liter

ug/L = Micrograms per Liter

NR 140 ES = WDNR WAC NR 140 Enforcement Standards

-- = No Enforcement Standard Established

Bold = Enforcement Exceedance

July 11, 2001

Frank P. Zeidler Municipal Building
Attn: Mariano Schifalacqua
Commissioner of Public Works
841 North Broadway Room 516
Milwaukee, WI 53202

Rec'd 7-12-01

**RE: Groundwater Results of Wells installed in First St. & Walker St. for
Federal Manufacturing (LUST Site)
104 W. Walker St.
Milwaukee, WI 53204
Brts # 03-41-002324, FID # 241559230**

Dear Mr. Schifalacqua,

Stiles Environmental, Inc submits this correspondence to supplement the requirements of the WDNR conditional closure letter dated May 17, 2001 (attached) regarding contamination detected within the Right of Way at the corner of South First Street and West Walker Street in order to determine the extent of petroleum related groundwater contamination observed at the above mentioned LUST site. Monitoring wells, MW-8 and MW-9, were installed at the locations depicted on the enclosed map. Each of the wells was sampled for Volatile Organic Compounds (VOC's) in accordance with the WDNR requirements. No petroleum related groundwater contamination was detected above laboratory detection limits within either well; however, Tetrachloroethylene was quantified at 11 micrograms per liter in water from MW-9 and Trichloroethene was observed in MW-9 at .26 ug/l and MW-8 at 2.0 ug/L. No other Voc's were observed above laboratory detection limits. PCE detection within MW-9 is above the WDNR Enforcement Standard of 5.0 ug/L as defined in Table 1 of the NR 140.10 Public Health Groundwater Quality Standards. Additionally, TCE detected in MW-8 is above the preventive action limit defined in the same table. The Preventive Action limit is set at .5 ug/L.

The representative for the Federal Manufacturing site is Mr. Otis Cobb. His correspondence to Stiles has stated the drains from the welding area of the site would carry water used to cool welding heads and not contain any chlorinated or degreasing agents similar to the observed groundwater contamination. Further correspondence from Mr. James Purko, City Engineer, states that no water main breaks have occurred in the area and that the combined sewers appeared in good condition during closed circuit TV visual inspection in 1992 and 1996. The source of chlorinated contamination observed in the groundwater at this location has not been determined.

The WDNR has determined that no additional subsurface work is required for this LUST site, but has required this transmission to be submitted; therefore, please file or forward as appropriate. Any requests for additional information can be forwarded to me; however, Stiles no longer performs or employs environmental consulting professionals.

Sincerely,

A handwritten signature in cursive script, reading "Jane Hertel".

Jane Hertel
Business Manager

CC: Otis Cobb, Federal Manufacturing
Eric Amadi - WDNR

STILES

CLOSING STATEMENT

SELLER: The Polaris Corporation
 BUYER: The Federal Mfg. Co.
 PREMISES: Lots 5 and 6 and the South One-half of Lot 4,
 Block 99 of Weeks Plot of Lots 3 and 6 or the
 North One-half of the Southeast One-quarter
 of Section 32, Township 7 North, Range 22 East.
 DATE: January 15, 1965

	<u>Credit Buyer</u>	<u>Credit Seller</u>
Purchase Price		\$ 58,000.00
Down Payment	\$ 3,000.00	
Water Proration (Water bill through October 30, 1964-\$18.44)	10.98	
Revenue Stamps	33.80	
Recording Partial Mortgage Satisfaction	1.00	
Oil Adjustment (1000 gals. in tanks on December 31, 1964 at 15.4¢ per gal.)		154.00
Additional Oil (200 gals.) Purchased by Seller on January 13, 1965		30.80
Utility Adjustment (Electricity; December invoice \$23.93; one-half month to be charged to Seller by Electric Co.)		11.98
Balance due at closing	<u>55,121.00</u>	
	<u>\$ 58,196.78</u>	<u>\$ 58,196.78</u>

All adjustments made as of January 1, 1965. Buyer shall be responsible for all obligations incurred after January 1, 1965 and shall be entitled to collect all rents after said date. Seller represents no rents for the period after January 1, 1965 have been collected by it or on its behalf.

APPROVED

Edward L. Mullen
 For Seller

David H. Hester
 For Buyer

FORM 5005 9-01

CHICAGO TITLE INSURANCE COMPANY

TITLE GUARANTY COMPANY OF WISCONSIN DIVISION

AFFIDAVIT AS TO MECHANICS' LIENS AND AS TO POSSESSION

Edward L. McAfee

being first duly sworn, deposes and says:

1. (Indicate owner and address of premises and location of work.)
 (Street address) _____ County, Wisconsin, described as follows:

2. (Corporate Owner) That affiant is the Vice President
 of The Polaris Corporation, a corporation, which is the sole
 owner of certain premises located at _____
 (Street address) Milwaukee County,

Wisconsin, described as follows:

Lots Five (5) and Six (8) and the South One-half (1/2) of Lot Four (4), in Block Ninety-nine (99), in Subdivision of Block Ninety-nine (99), being a part of the North One-half (1/2) of the South East One-quarter (1/4) of Section Thirty-two (32), in Township Seven (7) North, Range Twenty-two (22) East, in the City of Milwaukee.

3. That during the period of six months immediately preceding the date of this affidavit no work has been done and no materials have been furnished in connection with the erection, equipment, repair, protection or removal of any building or other structure on said premises or in connection with the improvement of said premises in any manner whatsoever. That there are no incomplete buildings, structures or other improvements situated thereon.

4. That during the period of six months immediately preceding the date of this affidavit certain work has been done and material furnished in connection with _____
 upon said premises in the approximate total sum of \$ _____ but that except as hereinafter stated all of said work and material have been fully paid for and there are no claims or disputes in existence with reference thereto.

That said work was fully completed on _____ and that no work whatever remains to be done and that no materials remain to be furnished to complete the construction in full compliance with the plans and specifications. On the reverse side hereof is a complete list of all persons, firms or corporations which have furnished any labor or material from the beginning of the construction.

That the full waivers of lien of said contractor, subcontractor, or material men presented and delivered herewith to the Title Guaranty Company of Wisconsin Division of Chicago Title Insurance Company are true, correct and genuine and are signed by the respective contractor, subcontractor or material men whose name appears thereon, and that affiant states there is no claim either legal or equitable which may be set up to defeat the validity of the waivers in connection herewith.

Exceptions:

5. That the premises above described are at present in use as rental property
 that no fences, buildings or other structures of any adjoining owner encroach thereon; that the present owner personally or through tenants, has been continuously in peaceable, adverse, exclusive and undisputed possession of the whole of said premises for the period of one years last past; that

Tenants
 (Name parties—owners, tenants and mortgagors)
 occupy the said premises and that the following leases affect the said premises: lease to Motel Oil
 (State terms of all leases, including month to month and week to week tenancies)

That this affidavit is made with the intention that the Title Guaranty Company of Wisconsin Division of Chicago Title Insurance Company will rely upon it in issuing a title guaranty policy on the above described premises.

Edward L. McAfee
 Edward L. McAfee

Subscribed and sworn to before me this 15th
 day of January 19 65

Notary Public, Waukegan County, Wis.

My commission expires is permanent 19 65

*Fill in either paragraph 1 or 2, whichever is applicable, and strike out the paragraph not used.
 **Fill in either paragraph 3 or 4, as the facts may warrant, and strike out the paragraph not used.

Please defer execution of this affidavit until the deal is closed. This may eliminate the necessity of furnishing another later-date affidavit.

DOCUMENT NO.

REF 2224 MAG 827

STATE BAR OF WISCONSIN - FORM 1
WARRANTY DEED
THIS SPACE RESERVED FOR RECORDING DATA

6182448

REGISTER'S OFFICE } 80
Milwaukee County, WI }
RECORDED AT 77 MI

JUN 22 1988

REF 2224 IMAGE 827

RECEIVED
OF DEEDS

This Deed, made between JAMES V.S. ZINGALE,
a single man,
Grantor
and FEDERAL MFG. CO., a Wisconsin corporation,
Grantee,

Witnesseth, That the said Grantor for a valuable consideration
One Dollar (\$1.00) and other good consideration,
conveys to Grantee the following described real estate in MILWAUKEE County,
State of Wisconsin:

RETURN TO Atty. Gordon Borman
633 W. Wisconsin Avenue
Milwaukee, WI 53203

Tax Key # 431-0611

This is ~~not~~ homestead property.

Lots 8 and 9 in Block 99 in Week's Subdivision
of Lots 3 and 6 in the North $\frac{1}{4}$ of the South
East $\frac{1}{4}$ of Section 32, in Township 7 North,
Range 22 East, in the City of Milwaukee

822 South 2nd Street

FEE

77.25 (3)
EXEMPT6182448
RECORD 4.00

Together with all and singular the hereditaments and appurtenances thereto belonging or in any wise appertaining:
And JAMES V.S. ZINGALE

warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except
taxes and assessments, levied and assessed from and after January 1, 1988;
ordinances, easements and restrictions of record, if any,
and will warrant and defend the same.

Executed at Milwaukee, Wisconsin this 6th day of June, 19 88

SIGNED AND SEALED IN PRESENCE OF

James V.S. Zingale (SEAL)
James V.S. Zingale,
a single man

(SEAL)

(SEAL)

(SEAL)

Signatures of _____

authenticated this _____ day of _____, 19 _____

Title: Member State Bar of Wisconsin or Other Party
Authorized under Sec 706.08

STATE OF WISCONSIN

Milwaukee County, } ss.

Personally came before me, this 6th day of June, 19 88,
the above named James V.S. Zingale, a single man,

to me known to be the person who executed the foregoing instrument and acknowledged the same.

THIS INSTRUMENT WAS DRAFTED BY

Larry J. Ratzel, Attorney
LARRY J. RATZEL

The use of witnesses is optional.

Notary Public, Milwaukee County, Wis.My commission (expires) (is) permanent